

A regular meeting of the Cultural Heritage Commission convened at 8:33 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto  
Laura Brasser  
Doris Felix  
Karen Highberger  
John Malveaux  
Kerrie Weaver  
William Wynne  
Kevin Motschall, Vice Chair

EX OFFICIO: Stanley E. Poe

ABSENT: " : Mike Burrous  
Kevin Doherty  
Ana Maria McGuan (Excused)  
Dan Pressburg  
Layne Johnson, Chair (Excused)

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic  
Preservation Officer  
Greg Carpenter, Planning Bureau Manager  
Jan Ostashay, PRC Services, Consultant  
Nancy Muth, City Clerk Specialist

Chair Pro Tempore Motschall presiding.

### **APPROVAL OF MINUTES**

Commissioner Highberger moved, seconded by Commissioner Weaver, that the minutes of the meeting held May 18, 2005, be approved as submitted. Carried by unanimous vote.

### **PUBLIC PARTICIPATION**

There was no public participation.

Greg Carpenter, Planning Bureau Manager, introduced Jan Ostashay, PRC Services, consultant, who was assisting with historic preservation until a new Neighborhood and Historic Preservation Officer was hired.

**CONSENT CALENDAR**

There were no items on the consent calendar.

**UNFINISHED BUSINESS**

**Certificate of Appropriateness for Additions/Alterations, 3019 East Ocean Boulevard**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioner Doherty entered.

Kelly Sutherlin McLeod, architect, 3827 Long Beach Boulevard, spoke regarding the window type and responded to questions.

Commissioner Wynne moved, seconded by Commissioner Highberger, that the Certificate of Appropriateness for 3019 East Ocean Boulevard be approved as submitted for custom milled windows, with the stipulation that the windows were not installed until the framing was completed and approved. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Doherty, Felix,Highberger,Malveaux, Weaver,Wynne.
NOES:	"	: None.
ABSENT:	"	: Burrous,McGuan, Pressburg,Johnson.
ABSTAINED:	"	: Motschall.

**Certificate of Appropriateness for Additions/Alterations, 2930 East Fourth Street**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioner Burrous entered.

Dave Campbell, Ralph's Grocery Construction Department, 1100 W. Artesia Boulevard, Compton, and Vasili Papadatos, Perkowitz and Ruth Architects 111 W. Ocean Boulevard, described the revisions to the proposed project; spoke regarding the materials and colors; and responded to questions.

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Commissioner Doherty moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for 2930 East Fourth Street be approved as submitted. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser, Burrous,Doherty,Felix, Highberger,Weaver.
NOES:	"	: Wynne.
ABSENT:	"	: McGuan,Pressburg,Johnson.
ABSTAINED:	"	: Malveaux,Motschall.

### **Certificate of Appropriateness for Additions/Alterations at 3617 Brayton Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Chris Brown, architect, Architectus, 3633 Long Beach Boulevard, Suite 105, and Christine and Lenny Perez, owners, 3617 Brayton Avenue, spoke regarding the project and responded to questions.

Milt Becker, 3645 Brayton Avenue, spoke regarding the alley and the neighborhood.

Commissioner Pressburg entered.

A discussion ensued regarding the wall, the porte-cochere and the wrought iron.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for 3617 Brayton Avenue be approved as submitted with the following modifications: that the porte-cochere was not part of the application, that all wrought iron was to match, that specific detail shop drawings of the wrought iron railings and rolling gate were approved by staff, and that the second floor balcony was to have wrought iron railing in place of solid stucco wall on all sides. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Doherty,Felix,Highberger, Malveaux,Pressburg,Weaver.
NOES:	"	: Wynne.
ABSENT:	"	: McGuan,Johnson.
ABSTAINED:	"	: Motschall.

### **Certificate of Appropriateness for Additions/Alterations, 3728 Lime Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

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Ex Officio Commissioner Poe commented regarding the fenestration and the proposed alterations to the front façade.

Jeff Moses, owner, 3728 Lime Avenue, Enrico Como, SpaCe CA, 6807 Venice Boulevard, Los Angeles, and Edward Sirakovit, architect, 12133 Culver Drive, Culver City, spoke regarding the proposed project and responded to questions.

A discussion ensued regarding the mass, the fenestration, the tower issue, the entry location, the scale and the extensive modifications to the historic fabric.

Commissioner Wynne moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for 3728 Lime Avenue be laid over for revisions. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Doherty,Felix,Highberger, Malveaux,Pressburg, Weaver,Wynne.
NOES:	"	: None.
ABSENT:	"	: McGuan,Johnson.
ABSTAINED:	"	: Motschall.

The following individuals volunteered to serve as a subcommittee to assist the applicant; Commissioners Felix, Highberger, Weaver and Wynne, and Jan Ostashay, consultant.

Greg Carpenter, Planning Bureau Manager, cautioned that one-half of the exterior walls must remain or the project would be classified as a demolition.

### **Discussion of Alleged Violations at the Villa Riviera**

Due to no representative being present for the Villa Riviera, the issues could not be discussed.

Commissioner Burrous moved, seconded by Commissioner Wynne, that the discussion of alleged violations at the Villa Riviera be laid over to the July meeting. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Doherty,Felix,Highberger, Malveaux,Pressburg, Weaver,Wynne.
NOES:	"	: None.
ABSENT:	"	: McGuan,Johnson.
ABSTAINED:	"	: Motschall.

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It was unanimously agreed to request that staff send a letter to the Villa Riviera Board advising that a discussion of alleged violations at the Villa Riviera would be on the July agenda and the Commission would act upon the item with or without input from the Board at that meeting.

At 10:05 A.M., Chair Pro Tempore Motschall declared a recess.

The meeting reconvened at 10:17 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto  
Laura Brasser  
Mike Burrous  
Kevin Doherty  
Doris Felix  
Karen Highberger  
John Malveaux  
Dan Pressburg  
Kerrie Weaver  
William Wynne  
Kevin Motschall, Vice Chair

EX OFFICIO: Stanley E. Poe

ABSENT: " : Ana Maria McGuan (Excused)  
Layne Johnson, Chair (Excused)

ALSO PRESENT: Jerry Olivera, Acting Neighborhood and Historic  
Preservation Officer  
Greg Carpenter, Planning Bureau Manager  
Jan Ostashay, Consultant  
Nancy Muth, City Clerk Specialist

Chair Pro Tempore Motschall presiding.

## **NEW BUSINESS**

### **Certificate of Appropriateness for New Construction, 2401 East Ocean Boulevard**

Commissioner Highberger recused herself and retired.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Bill and Leah Stayart, 103 Hermosa Avenue, spoke regarding the proposed project design and responded to questions.

Carlos Munios, 115 Paloma Avenue, representing the Bluff Park Neighborhood Association, noted that there had been no meeting with the applicant and the Association, and that the Association was eager to assist and provide input regarding this project; and encouraged the Commission to consider the importance of applying the Bluff Park ordinance in making decisions regarding this project.

Commissioner Wynne moved, seconded by Commissioner Doherty, that the Certificate of Appropriateness for new construction at 2401 East Ocean Boulevard be laid over until the applicant had met with and received input from the Bluff Park Neighborhood Association. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Doherty,Felix,Malveaux, Pressburg,Weaver,Wynne.
NOES:	"	: None.
ABSENT:	"	: Highberger,McGuan,Johnson.
ABSTAINED:	"	: Motschall.

The Commission requested notification regarding when the meetings with the Bluff Park Neighborhood Association were scheduled and for the Association to provide written feedback regarding the project.

Commissioner Highberger entered.

### **Certificate of Appropriateness for Demolition/New Construction, 542 Magnolia Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Ex Officio Commissioner Poe indicated that the lot size was sub-standard, the cottage-style structure was one of a remaining few in the City and should be considered a contributing structure, and that the proposed construction was inappropriate for the neighborhood.

Lynette Hatchett, owner, 542 Magnolia Avenue, Roy Itani, designer, Itani Design Group, 2459 W. 228 Street, Torrance, and Kathy Valvo, realtor, Caldwell Banker, 1615 Ximeno, spoke regarding the condition and history of the property, and the proposed demolition and construction project; and responded to questions.

Greg Carpenter, Planning Bureau Manager, indicated that there were issues with the new construction project that required the Planning and Building Department approval.

Carol Goddard, 1135 Magnolia Avenue, representing Drake Park/Willmore City Historic District, indicated that the District had become aware only yesterday of the project

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and that there was concern about, and opposition to, the proposed demolition of a property in the District; and responded to questions regarding available lots for relocation of the structure and the willingness of the District to work with applicant regarding the project.

Commissioner Doherty moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition at 542 Magnolia Avenue be denied.

A discussion ensued regarding the requirement for an updated historic survey of the property and the possible need for a CEQA analysis prior to demolition of the structure.

As a substitute motion, Commissioner Malveaux moved, seconded by Commissioner Brasser, that the Certificate of Appropriateness for 542 Magnolia Avenue be laid over until the applicant had met with and received input from the Drake Park/Willmore City Historic District; and that staff would complete a historic survey assessment of 542 Magnolia Avenue prior to the July meeting.

As a second substitute motion, Commissioner Pressburg moved, seconded by Commissioner Doherty, that a determination be made that the structure at 542 Magnolia was contributing to the Drake Park/Willmore City Historic District.

A discussion ensued regarding conducting the property survey.

Commissioner Pressburg, with the consent of the second, withdrew the second substitute motion.

The substitute motion carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto, Brasser, Burrous, Doherty, Felix, Highberger, Malveaux, Pressburg, Weaver, Wynne.
NOES:	"	: None.
ABSENT:	"	: McGuan, Johnson.
ABSTAINED:	"	: Motschall.

### **Certificate of Appropriateness for Additions/Alterations, 720 Coronado Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

John Dixon and John Dixon Jr., owner and son, 5311 Calderwood Street, spoke regarding the proposed project; and responded to questions regarding windows, materials and garage door style.

Commissioner Burrous moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 720 Coronado Avenue be

approved as submitted, with the stipulation that the garage door style was returned to staff for approval. Carried by the following vote:

AYES:	COMMISSIONERS:	Brasser,Burrous,Doherty, Malveaux,Pressburg, Weaver,Wynne.
NOES:	"	: Highberger.
ABSENT:	"	: McGuan,Johnson.
ABSTAINED:	"	: Bartolotto,Felix,Motschall.

**Certificate of Appropriateness for Additions/Alterations, 3645 Brayton Avenue**

Commissioner Highberger recused herself and retired.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record; and noted that the applicant had been at the meeting, but had to leave early.

Commissioner Weaver moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 3645 Brayton Avenue be laid over to the July meeting, so that the applicant would be present. Carried by the following vote:

AYES:	COMMISSIONERS:	Bartolotto,Brasser,Burrous, Doherty,Felix,Malveaux, Pressburg,Weaver,Wynne.
NOES:	"	: None.
ABSENT:	"	: Highberger,McGuan,Johnson.
ABSTAINED:	"	: Motschall.

**Certificate of Appropriateness for Additions/Alterations, 339 Wisconsin Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Ken Shafer, owner, 339 Wisconsin Avenue, commented regarding the proposed project and responded to questions regarding the fenestration, the dormers and the attic venting.

Commissioner Wynne moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for additions and alterations at 339 Wisconsin Avenue be approved as submitted, with the following stipulations: that the windows would be as indicated in the floor plan rather than the elevation plan, that the roof dormers were excluded, and that the attic venting could come back to staff for approval provided there are no significant architectural changes. Carried by the following vote:



AYES:	COMMISSIONERS:	Bartolotto,Brasser,Doherty, Felix,Malveaux,Pressburg, Weaver,Wynne.
NOES:	"	: Burrous.
ABSENT:	"	: Highberger,McGuan,Johnson.
ABSTAINED:	"	: Motschall.

### **Conceptual Project Review of Additions/Alterations, 3584 Falcon Avenue**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Jerry Search, 3584 Falcon Avenue, spoke regarding the proposed project and responded to questions.

Ex Officio Commissioner Poe commented that the slanted front roof was the primary distinguishing feature of the house.

A discussion ensued regarding the elements of the house that should be retained, elements of the proposed design that were not appropriate, and suggested alternatives to accomplish the addition without destroying the historic fabric of the house.

### **Staff Report**

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, indicated that there was no staff report.

### **ANNOUNCEMENTS**

Commissioner Malveaux thanked Ex Officio Commissioner Poe for arranging for him to serve as a docent at Naples Home Tour in a house where his mother had worked.

Commissioner Weaver inquired regarding action being taken in regard to the unapproved changes at 720 Bixby Road, and commented regarding a retaining wall that was removed and replaced with brick at 3650 California Avenue.

Commissioner Pressburg suggested an ad hoc committee be formed to review Certificates of Appropriateness during and at the end of projects; and commented regarding getting the ad hoc committee together to review all the historic district ordinances.

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Chair Pro Tempore Motschall indicated that the Bluff Park Historic District had requested an explanation of their ordinance.

Jerry Olivera, Acting Neighborhood and Historic Preservation Officer, in response to Commissioner Wynne's inquiry, indicated that the certificates of appropriateness for the Silver Bow Apartments and the rubber shingles in Carroll Park were being appealed to the Planning Commission.

Commissioner Poe spoke regarding the Silver Bow Apartments sign and canopy; commented regarding attending a preservation conference in Riverside where topics were applicable to current Commission; and mentioned the Naples Home Tour and the publication of his book about Naples.

### **ADJOURNMENT**

At 12:35 P.M., Commissioner Pressburg moved, seconded by Commissioner Burrous, that the meeting be adjourned. Carried by unanimous vote.